



Sussex County

Planning & Zoning Commission

REVISED AGENDA

June 23, 2016

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – June 9, 2016

Old Business

CZ 1759 Osprey Point D, LLC

Application of Osprey Point D, LLC to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District – Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 126.8795 acres, more or less, land lying west of Old Landing Road (Road 274) 1.2 mile south of Warrington Road (Road 275) (911 Address: 20836 Old Landing Road, Rehoboth Beach, DE) (Tax Map I.D. # 3-34-18.00-83.00).

C/U #2049 Blue Claw, LLC

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a boat storage facility located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.5052 acres, more or less. The property is located southeast of Downs Landing Rd. (Rd. 313A) 235 ft. southwest of River Rd. (Rd. 312). (911 Address: 30842 Downs Landing Rd., Millsboro). Tax Map I.D. 234-34.00-298.01 & 292.00

C/U #2051 Dale Thaxton

An Ordinance to grant a Conditional Use of land in a GR (General Residential District) for a computer repair business located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.236 acres, more or less. The property is located east of Camp Arrowhead Rd. (Rd. 279) southwest of Cypress Dr. 125 ft. northwest of Maple Ln. and being Lot 50, Angola Neck Park Subdivision. (911 Address: 22874 Cypress Dr., Lewes). Tax Map I.D. 234-12.14-54.00

Public Hearings

2016-9- Beverly S. Hudson

This is a major subdivision plan. The plan proposes to subdivide 43.5 acres +/- to create 3 lots off a private road. The property is located on the south side of Piney Neck Rd. (Rt. 336) approximately 0.68 mile east of Hudson Rd. The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 233-6.00-130.00. Waiver request for elimination of landscape buffer and from the street design standard.

C/Z #1801 Long Neck Road, LLC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Indian River Hundred, Sussex County containing 0.689 acres, more or less. The property is located north of Long Neck Rd. (Rt. 22), 1,850 ft. east of Banks Rd. (Rd. 298). (911 Address: 32549 Long Neck Rd., Millsboro) Tax Map I.D. 234-23.00-307.02

Other Business

Deerbrook 2008-16

Final Subdivision Plan

Rt. 54 Veterinary Clinic (CU 2023)

Preliminary Site Plan

Coastal Club – Land Bay 2

Preliminary Site Plan

The Reserves

Preliminary Site Plan

Lands of Norwood on Mount Joy Rd.

Minor Subdivision with 50 ft. easement.

Lands of Marvil on Camp Rd.

Minor Subdivision with 50 ft. easement.

Coastal Club

Amendment to Condition of Approval

Additional Business

Discussion regarding Comprehensive Plan

Reorganization

Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountypa.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 15, 2016, at 8:36 am., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: June 16, 2016 (to add Other Business)

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